



2.0 Introduction and Purpose

This document is a Draft Supplemental Environmental Impact Report (SEIR) for the proposed Project. Its purpose is to augment the previously certified Environmental Impact Report from July 21, 2011 (Certified EIR), State Clearinghouse No. 2010111084, by assessing changes to the conclusions originally reached therein which are attributable to: 1) changes in the proposed Project; 2) changes in the circumstance under which the proposed Project is undertaken; or 3) the introduction of new information of substantial importance that was not known at the time the previous EIR was certified.

This section contains a brief background of the proposed Project, further described in Section 3.0, a discussion the purpose and legal authority, scope, intended use, and format of this SEIR.

2.1 Project Background

In 2009, the City of Murrieta initiated a comprehensive update of the General Plan (2011 General Plan) which was adopted on July 19, 2011. The 2011 General Plan included an update of existing elements as well as two new elements. The 2011 General Plan comprises the following mandatory State elements: Land Use; Economic Development; Circulation; Healthy Community; Conservation; Recreation and Open Space; Air Quality; Noise; and Safety. The Housing Element was updated in a separate process. Major components of the 2011 General Plan include:

- Update of existing conditions, with year 2009 serving as the baseline year.
- Update of General Plan development projections to the year 2035. Projections for population, residential, and non-residential development have been updated for the projected horizon year.
- Additions, deletions, or modifications to the 1994 General Plan goals, policies, and implementation.
- Update the Land Use Element with reorganized and new land use designations.
- Amendment of the remaining General Plan Elements to reflect current conditions and account for development projections to year 2035.

Below is the summary of environmental impacts and mitigation measures from the 2011 General Plan.



**Table 2-1
Summary of Environmental Impacts and Mitigation Measures
2011 General Plan**

Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
LAND USE				
Land Use Compatibility				
Implementation of the proposed General Plan 2035 could disrupt or physically divide an established community.	Less Than Significant Impact.	LAND USE ELEMENT Goals: LU-3, LU-8, LU-15, LU-18, LU-26, LU-27 Policies: LU-3.2, LU-3.3, LU-3.5, LU-8.3, LU-8.4, LU-15.1, LU-15.2, LU-15.3, LU-15.4, LU-18.1, LU-18.2, LU-18.4, LU-26.1, LU-26.2, LU-27.1	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Federal and State Land Use Plans, Policies, or Regulations				
Implementation of the proposed General Plan 2035 could result in potential inconsistency impacts with Federal and State regulations.	Less Than Significant Impact.	CIRCULATION ELEMENT Goals: CIR-1, CIR-5, CIR-6, CIR-8 Policies: CIR-1.4, CIR-1.11, CIR-5.9, CIR-5.10, CIR-5.11, CIR-6.1, CIR-6.2, CIR-6.3, CIR-6.4, CIR-6.5, CIR-6.6, CIR-6.7, CIR-6.11, CIR-6.13, CIR-8.1 CONSERVATION ELEMENT Goals: CSV-1, CSV-3, CSV-4, CSV-8 Policies: CSV-1.3, CSV-3.1, CSV-3.2, CSV-3.3, CSV-3.5, CSV-4.1, CSV-4.2, CSV-4.3, CSV-4.4, CSV-4.5, CSV-4.6, CSV-8.1, CSV-8.2, CSV-8.3, CSV-8.4, CSV-8.5, CSV-8.6, CSV-8.7 AIR QUALITY ELEMENT Goals: AQ-1, AQ-3, AQ-4, AQ-5, AQ-6, AQ-7 Policies: AQ-1.1, AQ-1.2, AQ-1.3, AQ-1.4, AQ-1.5, AQ-3.1, AQ-3.2, AQ-3.3, AQ-3.4, AQ-4.1, AQ-4.2, AQ-4.3, AQ-4.4, AQ-5.1, AQ-5.2, AQ-5.3, AQ-5.4, AQ-5.5, AQ-5.6, AQ-5.7, AQ-6.1, AQ-6.2, AQ-6.3, AQ-6.4, AQ-6.5, AQ-6.6, AQ-6.7, AQ-7.1, AQ-7.2, AQ-7.3, AQ-7.4	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
Regional/Multi-Jurisdictional Land Use Plans, Policies, or Regulations				
<i>Southern California Association of Governments</i>				
The proposed General Plan 2035 could result in inconsistencies with the goals of the Southern California Association of Government's Regional Comprehensive Plan, 2008 Regional Transportation Plan and the principles and strategies of the Compass Growth Visioning Program.	Less Than Significant Impact.	Refer to <u>Table 5.1-2</u> and <u>Table 5.1-3</u> .	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
<i>County of Riverside</i>				
The proposed General Plan 2035 could result in inconsistencies with the Riverside County Airport Land Use Compatibility Plan.	Potentially Significant Impact.	Goals: LU-25, Policies: LU-25.8, LU-25.9, LU-25.10, LU-25.11, LU-25.12	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Less Than Significant Impact.
The proposed General Plan 2035 could result in inconsistencies with the Western Riverside County Multiple Species Habitat Conservation Plan.	Less Than Significant Impact.	CONSERVATION ELEMENT Goals: CSV-8, Policies: CSV-8.1, CSV-8.2, CSV-8.5, CSV-8.6, CSV-8.7	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Local Plans and Policies				
Implementation of the proposed General Plan 2035 could result in potential inconsistency impacts with local plans and policies.	Less Than Significant Impact.	LAND USE ELEMENT Goals: LU-8, LU-10, LU-12, LU-17, LU-18, LU-19, LU-20, LU-23, LU-27 Policies: LU-8.7, LU-10.2, LU-10.5, LU-12.3, LU-12.4, LU-17.5, LU-18.4, LU-19.1, LU-19.2, LU-20.6, LU-23.1, LU-27.1 ECONOMIC DEVELOPMENT ELEMENT Goals: ED-2, ED-9 Policies: ED-2.7, ED-2.8, ED-9.1	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and cumulative development could result in cumulatively considerable land use impacts.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.1.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
POPULATION, EMPLOYMENT, AND HOUSING				
Population Growth				
Implementation of the proposed General Plan 2035 could	Less Than Significant	LAND USE ELEMENT Goal: LU-1	No mitigation measures beyond the goals and	Not Applicable.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
induce population growth in the City by allowing new homes and businesses.	Impact.	<p>Policies: LU-1.1, LU-1.2, LU-1.3, LU-1.4, LU-1.5, LU-1.6, LU-1.7, LU-1.8, LU-1.9</p> <p>ECONOMIC DEVELOPMENT ELEMENT</p> <p>Goals: ED-2, ED-5, ED-5.1, ED-5.2, ED-5.3, ED-5.4</p> <p>Policies: ED-2.6, ED-2.7, ED-2.8, ED-2.9</p> <p>HOUSING ELEMENT</p> <p>Policies: Policy 1.1, Policy 1.6, Policy 5.1, Policy 5.2, Policy 5.5</p>	policies identified in the proposed General Plan 2035 and Housing Element are required.	
Replacement Housing				
Implementation of the proposed General Plan 2035 could displace existing housing or persons, necessitating the construction of replacement housing.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.2.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 and Housing Element are required.	Not Applicable.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and cumulative development could induce population growth in the Western Riverside Council of Government's SCAG subregion.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.2.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 and Housing Element are required.	Not Applicable.
AESTHETICS, LIGHT, AND GLARE				
Scenic Vistas				
Implementation of the proposed General Plan 2035 could have an adverse effect on a scenic vista.	Less Than Significant Impact.	<p>LAND USE ELEMENT</p> <p>Goal: LU-1</p> <p>Policies: LU-1.4</p> <p>CONSERVATION ELEMENT</p> <p>Goal: CSV-5</p> <p>Policies: CSV-5.1, CSV-5.2</p> <p>RECREATION AND OPEN SPACE ELEMENT</p> <p>Goal: ROS-7</p> <p>Policies: ROS-7.1, ROS-7.2, ROS-7.3</p>	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
State Scenic Highway				
Implementation of the proposed General Plan 2035 could substantially damage scenic resources within a State scenic	Less Than Significant Impact.	No goals or policies in the proposed General Plan 2035 pertain specifically to State	No mitigation measures are required.	Not Applicable.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
highway.		scenic highways.		
Visual Character – Short-Term				
Construction activities for future development associated with implementation of the proposed General Plan 2035 could temporarily degrade the visual character of the respective development site and/or its immediate surroundings.	Potentially Significant Impact.	No goals or policies in the proposed General Plan 2035 pertain specifically to visual character during construction.	<p>AES-1 For future development located in or immediately adjacent to residentially zoned properties, construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site, as distant from the residential use, as reasonably possible. Staging areas shall be screened from view from residential properties.</p> <p>AES-2 Construction documents shall include language requiring that construction vehicles be kept clean and free of mud and dust prior to leaving the development site. Streets surrounding the development site shall be swept daily and maintained free of dirt and debris.</p> <p>AES-3 Construction worker parking may be located off-site with prior approval by the City. On-street parking of construction worker vehicles on residential streets shall be prohibited.</p>	Less Than Significant Impact.
Visual Character – Long-Term				
Future development associated	Less Than	<u>LAND USE ELEMENT</u>	No mitigation measures	Not Applicable.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
with implementation of the proposed General Plan 2035 could permanently degrade the visual character of the respective development site and its immediate surroundings.	Significant Impact.	Goals: LU-2, LU-3, LU-9, LU-10, LU-11, LU-12, LU-20, LU-21, LU-22, LU-24, LU-27 Policies: LU-2.1, LU-3.1, LU-3.2, LU-3.3, LU-3.4, LU-3.5, LU-9.1, LU-10.1, LU-10.2, LU-10.5, LU-10.7, LU-10.8, LU-10.9, LU-11.1, LU-11.2, LU-11.3, LU-11.4, LU-11.5, LU-11.6, LU-11.7, LU-11.8, LU-12.1, LU-12.2, LU-12.3, LU-12.4, LU-20.1, LU-20.2, LU-20.3, LU-20.4, LU-20.7, LU-20.8, LU-20.9, LU-21.1, LU-22.1, LU-22.2, LU-22.3, LU-22.4, LU-22.5, LU-24.1, LU-27.1 <u>CONSERVATION ELEMENT</u> Goals: CSV-4, CSV-5, CSV-9, Policies: CSV-4.1, CSV-4.2, CSV-4.3, CSV-4.4, CSV-4.5, CSV-4.6, CSV-4.7, CSV-5.1, CSV-5.2, CSV-5.3, CSV-9.1, CSV-9.2, CSV-9.3, CSV-9.4, CSV-9.5, CSV-9.6, CSV-9.8, CSV-9.9 <u>RECREATION AND OPEN SPACE ELEMENT</u> Goal: ROS-7 Policies: ROS-7.1, ROS-7.2, ROS-7.3, ROS-7.4	beyond the goals and policies identified in the proposed General Plan 2035 are required.	
Light and Glare				
Future development associated with implementation of the proposed General Plan 2035 could create new sources of light/glare that could adversely affect views in the area.	Less Than Significant Impact.	<u>LAND USE ELEMENT</u> Goal: LU-20 Policies: LU-20.10	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Shade and Shadows				
Future development associated with implementation of the proposed General Plan 2035 could create shade and shadows that could adversely affect adjacent land uses.	Less Than Significant Impact.	No goals or policies in the proposed General Plan 2035 pertain specifically to shade or shadows.	No mitigation measures are required.	Not Applicable.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed	Potentially Significant	Refer to the goals and policies referenced	Refer to Mitigation Measures AES-1 to AES-	Less Than Significant



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
General Plan 2035 and cumulative development could result in cumulatively considerable aesthetics, light, and glare impacts.	Impact.	above in this Section 5.3.	3. No additional mitigation measures are required.	Impact.
TRAFFIC AND CIRCULATION				
Proposed General Plan 2035 Traffic Operations				
Implementation of the proposed General Plan 2035 could conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for intersections.	Potentially Significant Impact.	<p><u>CIRCULATION ELEMENT</u> Goals: CIR-1, CIR-2, CIR-3, CIR-4, CIR-5, CIR-6, CIR-7, CIR-8, Policies: CIR-1.1, CIR-1.2, CIR-1.3, CIR-1.4, CIR-1.5, CIR-1.6, CIR-1.7, CIR-1.8, CIR-1.9, CIR-1.10, CIR-1.11, CIR-1.12, CIR-1.13, CIR-1.14, CIR-2.1, CIR-2.2, CIR-2.3, CIR-2.4, CIR-2.5, CIR-2.6, CIR-2.7, CIR-2.8, CIR-2.9, CIR-2.10, CIR-2.11, CIR-2.12, CIR-2.13, CIR-2.14, CIR-3.1, CIR-3.2, CIR-3.3, CIR-3.4, CIR-3.5, CIR-4.1, CIR-4.2, CIR-4.3, CIR-5.1, CIR-5.2, CIR-5.3, CIR-5.4, CIR-5.5, CIR-5.6, CIR-5.7, CIR-5.8, CIR-5.9, CIR-5.10, CIR-5.11, CIR-5.12, CIR-5.13, CIR-5.14, CIR-6.1, CIR-6.2, CIR-6.3, CIR-6.4, CIR-6.5, CIR-6.6, CIR-6.7, CIR-6.8, CIR-6.9, CIR-6.10, CIR-6.11, CIR-6.12, CIR-6.13, CIR-6.14, CIR-7.1, CIR-7.2, CIR-7.3, CIR-7.4, CIR-7.5, CIR-7.6, CIR-7.7, CIR-7.8, CIR-8.1, CIR-8.2, CIR-8.3, CIR-8.4, CIR-8.5, CIR-8.6, CIR-8.7, CIR-8.8, CIR-8.9, CIR-8.10, CIR-8.11, CIR-8.12, CIR-8.13, CIR-8.14, CIR-8.15 <u>LAND USE ELEMENT</u> Goals: LU-3, LU-23 Policies: LU-3.2, LU-23.1, LU-23.2 <u>AIR QUALITY ELEMENT</u> Goal: AQ-5 Policies: AQ-5.1, AQ-5.2, AQ-5.3, AQ-5.4, AQ-</p>	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are available.	<p><u>Roadway Segments.</u> Significant Unavoidable Impact for the roadway segments identified as LOS D, E, or F on <u>Exhibit 5.4-14</u>. Less Than Significant Impact for the roadway segments identified as LOS A, B, or C on <u>Exhibit 5.4-14</u>.</p> <p><u>Intersections.</u> Significant Unavoidable Impacts for Intersections 1, 3, 4, 9, 10, 18, 20, 22, 25, 28, 44, 52, 53, 54, 57, 59 (refer to <u>Table 5.4-12</u>). Less Than Significant Impact for all other studied intersections.</p>



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
		5.5, AQ-5.6, AQ-5.7 <u>NOISE ELEMENT</u> Goal: N-3 Policies: N-3.4 <u>SAFETY ELEMENT</u> Goal: SAF-11 Policies:SAF-11.1		
Congestion Management Program				
Implementation of the proposed General Plan 2035 could result in conflicts with the Riverside County Congestion Management Program.	No Impact.	Refer to the goals and policies referenced above in this Section 5.4.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Design Features or Incompatible Uses				
Implementation of the proposed General Plan 2035 could result in inadequate design features or incompatible uses.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.4.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Emergency Access				
Implementation of the proposed General Plan 2035 could result in inadequate emergency access	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.4.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Pedestrian and Transit Facilities				
Implementation of the proposed General Plan 2035 could conflict with the performance of existing and/or planned transit systems serving the area and/or conflict with adopted transit, bicycle, or pedestrian policies, plans, or programs.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.4.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and cumulative development could result in cumulatively considerable traffic and circulation impacts.	Potentially Significant Impact.	Refer to the goals and policies referenced above in this Section 5.4.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are available.	<u>Roadway Segments.</u> Significant Unavoidable Impact for the roadway segments identified as LOS D, E, or F on <u>Exhibit 5.4-14</u> . Less Than Significant Impact for the roadway segments identified as LOS A, B, or C



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
				on <u>Exhibit 5.4-14</u> . <u>Intersections.</u> Significant Unavoidable Impacts for Intersections 1, 3, 4, 9, 10, 18, 20, 22, 25, 28, 44, 52, 53, 54, 57, 59 (refer to <u>Table 5.4-12</u>). Less Than Significant Impact for all other studied intersections.
AIR QUALITY				
Short-Term Construction Emissions				
Citywide construction activities under the proposed General Plan 2035 could result in a considerable increase of criteria pollutants, and thus, could violate air quality standards.	Potentially Significant Impact.	<u>AIR QUALITY ELEMENT</u> Goals: AQ-3, AQ-7 Policies: AQ-3.1, AQ-3.2, AQ-3.3, AQ-3.4, AQ-7.1, AQ-7.2, AQ-7.3, AQ-7.4	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are available.	Significant Unavoidable Impact.
Long-Term Mobile and Stationary Source Emissions				
Implementation of the proposed General Plan 2035 could result in an overall increase in mobile and stationary source emissions within the City, which could exceed South Coast Air Quality Management District air quality standards.	Potentially Significant Impact	<u>AIR QUALITY ELEMENT</u> Goals: AQ-1, AQ-2, AQ-4, AQ-5, AQ-6, AQ-7, LU-8 Policies: AQ-1.1, AQ-1.2, AQ-1.3, AQ-1.4, AQ-1.5, AQ-2.1, AQ-2.2, AQ-2.3, AQ-2.4, AQ-2.5, AQ-4.1, AQ-4.2, AQ-4.3, AQ-4.4, AQ-5.1, AQ-5.2, AQ-5.3, AQ-5.4, AQ-5.5, AQ-5.6, AQ-5.7, AQ-6.1, AQ-6.3, AQ-6.4, AQ-6.5, AQ-6.6, AQ-6.7, AQ-7.1, AQ-7.3, LU-8.1, LU-8.2 <u>CIRCULATION ELEMENT</u> Goals: CIR-1, CIR-5, CIR-6, Policies: CIR-1.4, CIR-5.9, CIR-5.10, CIR-5.11, CIR-5.12, CIR-6.1, CIR-6.2, CIR-6.3, CIR-6.4, CIR-6.5, CIR-6.6, CIR-6.7, CIR-6.8, CIR-6.9, CIR-6.10, CIR-6.11, CIR-	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are available.	Significant Unavoidable Impact.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
		6.12 <u>LAND USE ELEMENT</u> Goal: LU-8 Policies: LU-8.1, LU-8.2		
Odor Impacts				
Implementation of the proposed General Plan 2035 could result in an overall increase in odors within the City.	Less Than Significant Impact.	<u>AIR QUALITY ELEMENT</u> Goals: AQ-2, AQ-6 Policies: AQ-2.1, AQ-2.2, AQ-2.3, AQ-2.4, AQ-2.5, AQ-6.1	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Carbon Monoxide Hotspots				
Implementation of the proposed General Plan 2035 could result in an overall increase in carbon monoxide hotspot emissions within the City, which could exceed South Coast Air Quality Management District air quality standards.	Less Than Significant Impact.	<u>CIRCULATION ELEMENT</u> Goal: CIR-1 Policies: CIR-1.2, CIR-1.4, CIR-1.6, CIR-1.8	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Consistency with Regional Plans				
The proposed General Plan 2035 may conflict with or hinder implementation of the Southern California Association of Government's Regional Comprehensive Plan guidelines and the South Coast Air Quality Management District's Air Quality Management Plan.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.5.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Cumulative Impacts and Mitigation Measures				
Regional air quality emissions resulting from operational buildout of the proposed General Plan 2035 could impact regional air quality levels on a cumulatively considerable basis.	Potentially Significant Impact.	Refer to the goals and policies referenced above in this Section 5.5.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are available.	Significant Unavoidable for construction and regional air quality impacts. Less Than Significant for localized air quality and cumulative odor impacts.
GREENHOUSE GAS EMISSIONS				
Greenhouse Gas Emissions				
Greenhouse gas emissions generated by development associated with implementation of the proposed General Plan 2035 could have a significant impact on the environment.	Less Than Significant Impact.	<u>LAND USE ELEMENT</u> Goals: LU-1, LU-4, LU-5, LU-6, LU-7, LU-8, LU-9, LU-10, LU-22, LU-24, LU-25 Policies: LU-1.6, LU-4.3, LU-5.1, LU-5.2, LU-6.1, LU-7.4, LU-7.8, LU-8.1, LU-8.2, LU-8.4, LU-	No mitigation measures beyond the strategies, goals, and measures identified in the proposed Climate Action Plan are required.	Not Applicable.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
		<p>8.5, LU-8.6, LU-8.7, LU-8.8, LU-9.1, LU-9.2, LU-9.3, LU-9.4, LU-9.5, LU-9.6, LU-9.7, LU-9.8, LU-10.1, LU-10.2, LU-10.3, LU-10.4, LU-10.5, LU-10.6, LU-10.7, LU-10.8, LU-10.9, LU-22.6, LU-24.2, LU-24.6, LU-25.2</p> <p><u>ECONOMIC DEVELOPMENT ELEMENT</u> Goals: ED-3, ED-4, ED-5, ED-6, ED-8, ED-10, Policies: ED-3.1, ED-3.2, ED-3.3, ED-3.4, ED-4.2, ED-5.1, ED-6.1, ED-6.2, ED-8.1, ED-10.6</p> <p><u>CIRCULATION ELEMENT</u> Goals: CIR-1, CIR-2, CIR-5, CIR-6, CIR-7, CIR-8 Policies: CIR-1.1, CIR-1.9, CIR-1.11, CIR-2.3, CIR-2.5, CIR-2.6, CIR-2.7, CIR-2.12, CIR-5.9, CIR-5.10, CIR-5.11, CIR-5.14, CIR-6.1, CIR-6.2, CIR-6.3, CIR-6.4, CIR-6.5, CIR-6.6, CIR-6.12, CIR-7.1, CIR-7.2, CIR-7.3, CIR-7.4, CIR-7.5, CIR-7.6, CIR-7.7, CIR-7.8, CIR-8.1, CIR-8.2, CIR-8.9, CIR-8.10, CIR-8.11, CIR-8.12, CIR-8.13</p> <p><u>INFRASTRUCTURE ELEMENT</u> Goals: INF-1, INF-2 Policies: INF-1.15, INF-2.1, INF-2.2, INF-2.3, INF-2.4, INF-2.5</p> <p><u>HEALTHY COMMUNITY ELEMENT</u> Goals: HC-1 Policies: HC-1.3</p> <p><u>CONSERVATION ELEMENT</u> Goals: CSV-1, CSV-2, CSV-9, CSV-10, CSV-12, CSV-13, CSV-14, CSV-15 Policies: CSV-1.2, CSV-1.4, CSV-2.1, CSV-2.2, CSV-2.4, CSV-9.1,</p>		



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
		CSV-9.2, CSV-9.3, CSV-9.4, CSV-9.5, CSV-9.6, CSV-9.7, CSV-9.8, CSV-9.9, CSV-10.1, CSV-10.2, CSV-10.3, CSV-10.4, CSV-10.5, CSV-10.6, CSV-10.7, CSV-10.8, CSV-12.1, CSV-12.2, CSV-12.3, CSV-12.4, CSV-12.5, CSV-12.6, CSV-12.7, CSV-12.8, CSV-13.1, CSV-13.2, CSV-13.3, CSV-13.4, CSV-13.5, CSV-13.6, CSV-13.7, CSV-14.1, CSV-14.2, CSV-14.3, CSV-14.4, CSV-15.1, CSV-15.2, CSV-15.3, CSV-15.4, CSV-15.5, CSV-15.6, CSV-15.7 <u>RECREATION AND OPEN SPACE ELEMENT</u> <u>Goals:</u> ROS-7, ROS-8, ROS-9 <u>Policies:</u> ROS-7.1, ROS-7.2, ROS-7.3, ROS-7.4, ROS-8.1, ROS-8.2, ROS-8.3, ROS-8.4, ROS-9.1, ROS-9.2, ROS-9.3, ROS-9.4, ROS-9.5 <u>AIR QUALITY ELEMENT</u> <u>Goals:</u> AQ-4, AQ-5, AQ-6 <u>Policies:</u> AQ-4.1, AQ-4.2, AQ-4.3, AQ-4.4, AQ-5.1, AQ-5.3, AQ-5.4, AQ-5.5, AQ-5.7, AQ-5.8, AQ-6.3 <u>HOUSING ELEMENT</u> <u>Goals:</u> Goal 2 <u>Policies:</u> Policy 2.3 <u>Action:</u> Action 2.5		
Consistency with Applicable GHG Plans, Policies or Regulations				
Implementation of the proposed General Plan 2035 could conflict with an applicable greenhouse gas reduction plan, policy, or regulation.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.6.	No mitigation measures beyond the strategies, goals, and measures identified in the proposed CAP are required.	Not Applicable.
Cumulative Impacts and Mitigation Measures				
Greenhouse gas emissions resulting from development associated with implementation of the proposed General Plan	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.6.	No mitigation measures beyond the strategies, goals, and measures identified in the proposed	Not Applicable.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
2035 and cumulative development could impact greenhouse gas emissions on a cumulatively considerable basis.			CAP are required.	
NOISE				
Short-Term Construction Noise				
Construction-related activities associated with implementation of the proposed General Plan 2035 could generate noise levels in excess of established standards.	Less Than Significant Impact.	<u>NOISE ELEMENT</u> <u>Goal:</u> N-4 <u>Policies:</u> N-4.1, N-4.2, N-4.3, N-4.4, N-4.5, N-4.6	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 and adherence to the City's Noise Ordinance are required.	Not Applicable.
Construction-related activities associated with implementation of the proposed General Plan 2035 could generate or expose persons or structures to excessive groundborne vibration.	Potentially Significant Impact.	<u>NOISE ELEMENT</u> <u>Goal:</u> N-4 <u>Policies:</u> N-4.2, N-4.3	<p>NOI-1 The City shall require future developments to implement the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels.</p> <ul style="list-style-type: none"> ■ Pile driving within a 50-foot radius of historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers). ■ The preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage 	Less Than Significant Impact.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
			<p>caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.</p> <ul style="list-style-type: none"> Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels in accordance with Caltrans recommendations during pile driving and impact activities in the vicinity of the historic structures. 	
Long-Term Operational Impacts				
Future noise levels associated with implementation of the proposed General Plan 2035 could contribute to an exceedance of the City's noise standards resulting in potential noise impacts to sensitive receptors.	Potentially Significant Impact.	<p>NOISE ELEMENT Goals: N-1, N-2, N-3, LU-25 Policies: N-1.1, N-1.2, N-1.3, N-1.4, N-2.1, N-2.2, N-2.3, N-2.4, N-2.5, N-2.6, N-2.7, N-2.8, N-2.9, N-2.10, N-3.1, N-3.2, N-3.3, N-3.4, N-3.5, N-3.6, LU-25.2, LU-25.3, LU-25.8, LU-25.9</p>	NOI-2 Residential projects located within the 55 CNEL noise contour for the French Valley Airport shall be subject to review by the Riverside County Airport Land Use Commission and shall be required to ensure interior noise levels from aircraft operations are at or below 45 dB CNEL.	Less Than Significant Impact.
Cumulative Impacts and Mitigation Measures				
Cumulative Short-Term Construction Noise				
Cumulative short-term construction noise associated with implementation of the proposed General Plan 2035 could result in cumulatively considerable impacts.	Potentially Significant Impact.	Refer to Goal N-4 and Policies N-4.1 through N-4.6 referenced above in this Section 5.7.	Refer to Mitigation Measure NOI-1. No additional mitigation measures are required.	Less Than Significant Impact.
Cumulative Long-Term Operational Impacts				



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
Cumulative long-term operational noise associated with implementation of the proposed General Plan 2035 could result in cumulatively considerable impacts.	Potentially Significant Impact.	Refer to Goal N-3 and Policies N-3.1 through N-3.6 and Goal LU-25 and Policies LU-25.2, LU-25.3, LU-25.8, and LU-25.9 referenced above in this Section 5.7.	Refer to Mitigation Measure NOI-2. No additional mitigation measures are available.	Significant Unavoidable Impact.
GEOLOGY AND SEISMIC HAZARDS				
Fault Rupture and Seismic Groundshaking				
Implementation of the proposed General Plan 2035 could expose people and structures to potentially substantial adverse effects involving fault rupture or strong seismic groundshaking.	Potentially Significant Impact.	<p><u>SAFETY ELEMENT</u></p> <p><u>Goals:</u> SAF-2, SAF-12</p> <p><u>Policies:</u> SAF-2.1, SAF-2.2, SAF-2.3, SAF-12.1, SAF-12.2, SAF-12.3, SAF-12.4, SAF-12.5, SAF-12.6, SAF-12.7</p>	<p>GEO-1 Prior to issuance of a Grading Permit for each future development project, a registered geologist or soils engineer shall prepare an area-specific Geologic Study, which shall be submitted to the Public Works or Building and Safety Department for approval. The Geologic Study shall specify the measures necessary to mitigate impacts related to fault rupture, groundshaking, landslides, liquefaction or dynamic settling, expansive or collapsible soils, lateral spreading, and other geologic and seismic hazards, if any. All recommendations in the Geologic Study shall be implemented during area preparation, grading, and construction.</p> <p>GEO-2 Prior to issuance of any Grading Permit, project applicants of future development projects shall comply with each of the recommendations detailed in the Geotechnical Study, and other such measure(s) as the City deems necessary to adequately mitigate potential seismic and geotechnical hazards.</p>	Less Than Significant Impact.
Ground Failure				



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
Implementation of the proposed general plan 2035 could expose people and structures to potential substantial adverse effects from seismic-related or other types of ground failures.	Potentially Significant Impact.	Refer to the goals and policies referenced above in this Section 5.8.	Refer to Mitigation Measures GEO-1 and GEO-2. No additional mitigation measures are required.	Less Than Significant Impact.
Soil Erosion/Loss of Topsoil				
Implementation of the proposed General Plan 2035 could result in impacts related to soil erosion or loss of topsoil.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.8.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Soil				
Future development resulting from implementation of the proposed General Plan 2035 could result in impacts related to expansive soils, soil strength, or the potential to support septic tanks or alternative waste water disposal systems.	Potentially Significant Impact.	Refer to the goals and policies referenced above in this Section 5.8.	Refer to Mitigation Measures GEO-1 and GEO-2. No additional mitigation measures are required.	Less Than Significant Impact.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and cumulative development could result in cumulatively considerable impacts related to seismic, geologic, and soil conditions.	Potentially Significant Impact.	Refer to the goals and policies referenced above in this Section 5.8.	Refer to Mitigation Measures GEO-1 and GEO-2. No additional mitigation measures are required.	Less Than Significant Impact.
CULTURAL RESOURCES				
Historical and Archaeological Resources				
Implementation of the proposed General Plan 2035 could impact historical and archaeological resources.	Potentially Significant Impact.	<p>CONSERVATION ELEMENT Goals: CSV-9, CSV-11, Policies: CSV-9.1, CSV-11.1, CSV-11.2, CSV-11.3, CSV-11.4, CSV-11.5, CSV-11.6, CSV-11.7, CSV-11.8, CSV-11.9</p> <p>LAND USE ELEMENT Goals: LU-11, LU-22, LU-24 Policies: LU-11.1, LU-11.7, LU-22.3, LU-22.4, LU-24.1</p>	CR-1 Future development projects shall continue to be evaluated for cultural resources by the City of Murrieta through review by the Eastern Information Center (EIC) and notification of and consultation with the local tribes for new entitlement projects. The projects shall be evaluated for compliance with the California Environmental Quality Act (CEQA) and where feasible, avoidance of cultural resources. If, following review by the EIC and/or tribal consultation, it is	Less Than Significant Impact.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
			determined that there is a potential for impacts to cultural resources, further cultural resources analysis by a qualified professional(s), as defined in Mitigation Measure CR-2, may be required by the City.	
Burial Sites				
Implementation of the proposed General Plan 2035 could impact unmarked burial sites.	Potentially Significant Impact.	<u>CONSERVATION ELEMENT</u> <u>Goal:</u> CSV-11 <u>Policies:</u> CSV-11.5	CR-2 In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing activities within a 100-foot radius of the area of discovery. If not already retained due to conditions present pursuant to Mitigation Measure CR-1, the project proponent shall retain a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor), subject to approval by the City of Murrieta to evaluate the significance of the find and appropriate course of action (refer to Mitigation Measures CR-1 and CR-3). If avoidance of the resources is not feasible, requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.	Less Than Significant Impact.
Paleontological Resources				
Implementation of the proposed	Potentially	<u>CONSERVATION</u>	Refer to Mitigation	Less Than



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
General Plan 2035 could directly or indirectly impact a unique paleontological resource or site.	Significant Impact.	<u>ELEMENT</u> Goal: CSV-7 Policies: CSV-7.1, CSV-7.2	Measure CR-1. No additional mitigation measures are required.	Significant Impact.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and cumulative development could result in cumulatively considerable impacts to cultural resources.	Potentially Significant Impact.	Refer to the goals and policies referenced above in this Section 5.9.	Refer to Mitigation Measures CR-1 and CR-2. No additional mitigation measures are required.	Less Than Significant Impact.
BIOLOGICAL RESOURCES				
Special Status Species				
Implementation of the proposed General Plan 2035 could have an adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species.	Less Than Significant Impact.	<u>LAND USE ELEMENT</u> Goals: LU-22, LU-25 Policies: LU-22.3, LU-22.4, LU-25.1 <u>CONSERVATION ELEMENT</u> Goals: CSV-3, CSV-4, CSV-5, CSV-8, Policies: CSV-3.5, CSV-4.1, CSV-4.3, CSV-4.4, CSV-4.5, CSV-4.6, CSV-5.1, CSV-8.1, CSV-8.2, CSV-8.3, CSV-8.4, CSV-8.5, CSV-8.6 <u>RECREATION AND OPEN SPACE ELEMENT</u> Goal: ROS-7 Policies: ROS-7.1, ROS-7.2, ROS-7.3, ROS-7.4	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Sensitive Vegetation Communities				
Implementation of the proposed General Plan 2035 could have an adverse effect on a sensitive vegetation community, including riparian habitat and federally protected wetlands.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.10.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Wildlife Movement Corridors				
Implementation of the proposed General Plan 2035 could interfere with an established wildlife corridor.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.10.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Local Policy/Ordinance Consistency				



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
Implementation of the proposed General Plan 2035 could conflict with a local policy or ordinance protecting biological resources.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.10, along with the following goal and policy. <u>CONSERVATION ELEMENT</u> Goal: CSV-9, CSV-9.1	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Western Riverside County MSHCP Consistency				
Implementation of the proposed General Plan 2035 could conflict with the provisions of the Western Riverside County MSHCP.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.10.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed project and cumulative development could result in cumulatively considerable impacts to biological resources.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.10.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
AGRICULTURAL RESOURCES				
Conversion of Farmland to Non-Agricultural Use				
Implementation of the proposed General Plan 2035 could result in conversion of farmland to non-agricultural use, including land shown on the 2008 Farmland Mapping and Monitoring program, as unique farmland.	Less Than Significant Impact.	<u>CONSERVATION ELEMENT</u> Goal: CSV-10 Policies: CSV-10.1, SV-10.2, CSV-10.3, CSV-10.4, CSV-10.5, CSV-10.6, CSV-10.7 <u>LAND USE ELEMENT</u> Goals: LU-2, LU-20 Policies: LU-2.1, LU-20.6, LU-20.7	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Zoning and Williamson Act Contracts				
Implementation of the proposed General Plan 2035 could conflict with existing zoning for agricultural uses, or a Williamson Act contract.	No Impact.	No goals or policies in the proposed General Plan 2035 pertain specifically to Williamson Act Contracts.	No mitigation measures are required.	Not Applicable.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and other cumulative development could result in cumulatively considerable impacts to agricultural resources.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.11.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
MINERAL RESOURCES				
Mineral Resource Zones				
Implementation of the proposed General Plan 2035 could result in impacts to mineral resources not yet identified.	Less Than Significant Impact.	<u>CONSERVATION ELEMENT</u> Goal: CSV-6 Policies: CSV-6.1	No mitigation measures beyond the goals and policies measures identified in the proposed General Plan 2035 are required.	Not Applicable
Mineral Resource Recovery Sites				
Implementation of the proposed General Plan 2035 could result in impacts to mineral resource recovery sites.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.12.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and other cumulative development could result in cumulatively considerable impacts to unknown mineral resources.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.12.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
HYDROLOGY, DRAINAGE, AND WATER QUALITY				
Water Quality				
Implementation of the proposed General Plan 2035 could violate water quality standards and waste discharge requirements.	Potentially Significant Impact.	<u>INFRASTRUCTURE ELEMENT</u> Goal: INF-1 Policies: INF-1.1, INF-1.2, INF-1.4, INF-1.6, INF-1.7, INF-1.8, INF-1.9, INF-1.10, INF-1.11, INF-1.12, INF-1.13, INF-1.14, INF-1.15, INF-1.16, INF-1.18, INF-1.19 <u>CONSERVATION ELEMENT</u> Goals: CSV-3, CSV-4 Policies: CSV-3.1, CSV-3.2, CSV-3.3, CSV-3.4, CSV-3.5, CSV-4.1, CSV-4.2, CSV-4.3, CSV-4.4, CSV-4.5, CSV-4.6	HYD-1 Prior to issuance of any Grading or Building Permit, and as part of the future development's compliance with the NPDES requirements, a Notice of Intent shall be prepared and submitted to the San Diego RWQCB providing notification and intent to comply with the State of California General Construction Permit. Also, a Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the Director of Public Works and the City Engineer for water quality construction activities on-site. A copy of the SWPPP shall be available and implemented at the construction site at all times. The SWPPP shall outline the source control and/or treatment control	Less Than Significant Impact.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
			<p>BMPs to avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." All recommendations in the Plan shall be implemented during area preparation, grading, and construction. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential stormwater runoff impacts.</p> <p>HYD-2 Prior to issuance of any Grading Permit, future development projects shall prepare, to the satisfaction of the Director of Public Works and the City Engineer, a Water Quality Management Plan or Stormwater Mitigation Plan, which includes Best Management Practices (BMPs), in accordance with the Riverside County DAMP and the Murrieta WQMP. All recommendations in the Plan shall be implemented during post construction/operation phase. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential water quality impacts.</p>	
Groundwater Depletion				
Development associated with	Less Than	CONSERVATION	No mitigation measures	Not Applicable.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
implementation of the proposed General Plan 2035 could deplete groundwater supplies.	Significant Impact.	ELEMENT Goal: CSV-1 Policies: CSV-1.1, CSV-1.2, CSV-1.3, CSV-1.4, CSV-1.5, CSV-1.6	beyond the goals and policies identified in the proposed General Plan 2035 are required.	
Drainage System Capacity				
Development associated with implementation of the proposed General Plan 2035 could create or contribute to runoff water which could exceed the capacity of existing or planned storm water drainage systems for provide substantial additional sources of polluted runoff.	Potentially Significant Impact.	Refer to the goals and policies referenced above in this Section 5.13.	Refer to Mitigation Measures HYD-1 and HYD-2. No additional mitigation measures are required.	Less Than Significant Impact.
Drainage Patterns				
Development associated with implementation of the proposed General Plan 2035 could result in alteration of drainage patterns of the site or area, including alteration of a stream or river, resulting in substantial erosion, flooding, or significant risk of loss.	Less Than Significant Impact.	Refer to the goals and policies referenced above and below in this Section 5.13.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Flooding				
Development associated with implementation of the proposed General Plan 2035 could result in impacts related to a 100-year flood event.	Less Than Significant Impact.	SAFETY ELEMENT Goal: SAF-3 Policies: SAF-3.1, SAF-3.2, SAF-3.3, SAF-3.4, SAF-3.5, SAF-3.6	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Dam Inundation				
Future development associated with implementation of the proposed General Plan 2035 could result in urban uses being located in dam inundation areas of the City.	Less Than Significant Impact.	SAFETY ELEMENT Goal: SAF-4 Policies: SAF-4.1, SAF-4.2, SAF-4.3	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Inundation By Seiche, Tsunami, or Mudflow				
Development associated with implementation of the proposed General Plan 2035 could result in project inundation by seiche, tsunami, or mudflow.	Less Than Significant Impact.	There are no goals or policies that pertain specifically to seiche or tsunami. Refer to the goals and policies referenced above for flooding.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and cumulative development could result in cumulatively considerable impacts related to hydrology, drainage, and water quality.	Potentially Significant Impact.	Refer to goals and policies referenced above in this Section 5.13.	Refer to Mitigation Measure HYD-1 and HYD-2. No additional mitigation measures are required.	Less Than Significant Impact.
HAZARDS AND HAZARDOUS MATERIALS				
Hazardous Materials Use, Generation, Transport, or Disposal				
Future development in accordance with the proposed General Plan 2035 could result in an increased risk of upset associated with the routine use, generation, transport, or disposal of hazardous materials, which may potentially pose a health or safety hazard.	Potentially Significant Impact.	<p><u>SAFETY ELEMENT</u> Goals: SAF-1, SAF-8</p> <p>Policies: SAF-1.2, SAF-1.3, SAF-1.5, SAF-8.1, SAF-8.2, SAF-8.3, SAF-8.4, SAF-8.5, SAF-8.6, SAF-8.7, SAF-8.8, SAF-8.9, SAF-8.10, SAF-8.11, SAF-8.12, SAF-8.13, SAF-8.14</p>	<p>HHM-1 The Community Development Department, in cooperation with the Murrieta Fire & Rescue Department and the Riverside County Community Health Agency, Materials Management Division, shall provide information to businesses on viable alternatives to hazardous materials. Create an informational pamphlet with existing hazardous material substitutions and retailers that sell the materials. Offer the information to applicable business owners who are required to file as a hazardous waste handler in the City.</p> <p>HHM-2 The Community Development Department, in cooperation with the Murrieta Fire & Rescue Department and the Riverside County Community Health Agency, Materials Management Division, provide information on viable alternatives to household hazardous materials on the City's website so households may use alternatives. Information will also</p>	Less Than Significant Impact.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
			educate the public to the health, safety, and environmental benefits of using non-hazardous substitutions.	
Accidental Release of Hazardous Materials				
Accidental release of hazardous materials used, stored, or transported in the City as a result of implementation of the proposed General Plan 2035 could result in a public health risk.	Potentially Significant Impact.	Refer to the goals and policies referenced above in this Section 5.14.	Refer to Mitigation Measures HHM-1 and HHM-2. In addition, the following mitigation is recommended. HHM-3 Prior to development approval on a project-by-project basis, the project applicant shall confirm the presence or absence of hazardous materials pertaining to the release of hazardous materials into the soil, surface water, and/or groundwater. If necessary, development shall undergo site characterization and remediation on a project-by-project basis, per applicable Federal, State, and/or local standards and guidelines set by the applicable regulatory agency.	Less Than Significant Impact.
Hazardous Materials Sites				
Future development associated with implementation of the proposed General Plan 2035 could impact hazardous material sites listed on government code section 65962.5 and create a significant hazard to the public or the environment.	Potentially Significant Impact.	Refer to the goals and policies referenced above in this Section 5.14.	Refer to Mitigation Measures HHM-1 through HHM-3. No additional mitigation measures are required.	Less Than Significant Impact.
Airport Hazards				
New structures built within the vicinity of the local airport or private airstrip could result in a safety hazard for people residing or working within the area.	Potentially Significant Impact.	<u>LAND USE ELEMENT</u> Goal: LU-25 Policies: LU-25.9, LU-25.8, LU-25.10, LU-25.11, LU-25.12	HHM-4 The project applicant shall comply with the requirements of the Federal Aviation Administration (FAA) should any portions of the development be within a height overlay review zone or encroach within	Less Than Significant Impact.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
			an imaginary surface surrounding the French Valley Airport. A Notice of Proposed Construction or Alteration (Form 7460-1) may be required by the FAA in accordance with Federal Aviation Regulations Part 77.	
Emergency Response				
Future development associated with implementation of the General Plan 2035 could result in interference with an adopted emergency response or evacuation plan.	No Impact.	Refer to the goals and policies referenced above in this Section 5.14.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and cumulative development could result in cumulatively considerable impacts to public health and safety.	Potentially Significant Impact.	Refer to the goals and policies referenced above in this Section 5.14.	Refer to Mitigation Measures HHM-1 through HHM-4. No additional mitigation measures are required.	Less Than Significant Impact.
WATER SUPPLY				
Water Supply and Distribution				
Implementation of the proposed General Plan 2035 could result in increased demand for water supplies and infrastructure within the City.	Less Than Significant Impact.	<u>CONSERVATION ELEMENT</u> Goals: CSV-1, CSV-2, CSV-9, CSV-15 Policies: CSV-1.1, CSV-1.2, CSV-1.3, CSV-1.4, CSV-1.5, CSV-1.6, CSV-2.1, CSV-2.2, CSV-2.3, CSV-2.4, CSV-2.5, CSV-9.1, CSV-9.2, CSV-9.3, CSV-9.4, CSV-9.5, CSV-9.6, CSV-9.8, CSV-9.9, CSV-15.5, CSV-15.6 <u>INFRASTRUCTURE ELEMENT</u> Goal: INF-1 Policies: INF-1.1, INF-1.2, INF-1.3, INF-1.4, INF-1.5, INF-1.6, INF-1.7, INF-1.8, INF-1.9, INF-1.10, INF-1.21, INF-1.22, INF-1.23, INF-1.24	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and other cumulative development could result in cumulatively	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.15.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
considerable impacts to water resources including increased demand for water supplies and infrastructure.				
WASTEWATER				
Implementation of the proposed General Plan 2035 could result in increased demand for wastewater services and infrastructure.	Potentially Significant Impact.	<p><u>INFRASTRUCTURE ELEMENT</u> Goal: INF-1</p> <p>Policies: INF-1.1, INF-1.2, INF-1.3, INF-1.4, INF-1.5, INF-1.6, INF-1.7, INF-1.8, INF-1.9, INF-1.10, INF-1.21</p> <p><u>CONSERVATION ELEMENT</u> Goal: CSV-1</p> <p>Policies: CSV-1.1, CSV-1.2, CSV-1.3, CSV-1.4, CSV-1.6</p>	<p>WW-1 Prior to issuance of a wastewater permit for any future development project, the Project Applicant shall pay applicable connection and/or user fees to RCWD, EVMWD, WMWD, or EMWD.</p> <p>WW-2 Prior to issuance of a building permit for any future development project, the Project Applicant shall prepare an engineering study to support the adequacy of the sewer systems and submit the engineering study to the City for review and approval. Any improvements recommended in the engineering study shall be installed prior to the certificate of occupancy for the development project.</p> <p>WW-3 Prior to issuance of a building permit for any future development project, the Project Applicant shall provide evidence that the RCWD, EVMWD, WMWD, or EMWD has sufficient wastewater transmission and treatment plant capacity to accept sewage flows from buildings for which building permits are being requested.</p>	Less Than Significant Impact.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and other	Potentially Significant Impact.	Refer to the goals and policies referenced above in this Section	Refer to Mitigation Measures WW-1, WW-2, and WW-3. No additional	Less Than Significant Impact.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
cumulative development could result in cumulatively considerable impacts to wastewater systems due to increased demand and creating the need for additional facilities.		5.16.	mitigation measures are required.	
FIRE PROTECTION				
Fire Protection Services and Facilities				
Buildout of the City in accordance with the proposed General Plan 2035 could result in the need for additional fire facilities or personnel.	Less Than Significant Impact.	<u>SAFETY ELEMENT</u> <u>Goals:</u> SAF-5, SAF-6, <u>Policies:</u> SAF-5.1, SAF-5.2, SAF-5.3, SAF-5.4, SAF-5.5, SAF-6.1, SAF-6.2, SAF-6.3, SAF-6.4, SAF-6.5, SAF-6.6, SAF-6.7, SAF-6.8, SAF-6.9	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Wildland Fire Hazards				
Buildout of the City in accordance with the proposed General Plan 2035 could increase the number of homes or businesses susceptible to wildland fire hazards.	Potentially Significant Impact.	<u>SAFETY ELEMENT</u> <u>Goal:</u> SAF-7 <u>Policies:</u> SAF-7.1, SAF-7.2, SAF-7.3, SAF-7.4, SAF-7.5	FP-1 The Murrieta Fire & Rescue Department shall review future development projects to determine if a Fuel Modification Plan is required. If required, project applicants shall prepare the Fuel Modification Plan in accordance with Fire & Rescue Department requirements prior to the issuance of a grading or building permit. FP-2 Brush clearance shall be conducted prior to initiation of construction activities in accordance with Murrieta Fire & Rescue Department requirements. FP-3 Adequate access to all buildings on the project site shall be provided for emergency vehicles during the building construction process. FP-4 Adequate water availability shall be provided to service construction activities.	Less Than Significant Impact.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and cumulative development could result in cumulatively considerable impacts to fire protection personnel, services, and facilities.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.17.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
POLICE PROTECTION				
Buildout of the City in accordance with the proposed General Plan 2035 could result in the need for additional police facilities or personnel.	Less Than Significant Impact.	<u>SAFETY ELEMENT</u> <u>Goals:</u> SAF-9, SAF-10, SAF-11 <u>Policies:</u> SAF-9.1, SAF-9.2, SAF-9.3, SAF-9.4, SAF-9.5, SAF-9.6, SAF-9.7, SAF-9.8, SAF-10.1, SAF-10.2, SAF-10.3, AF-10.4, SAF-11.1, AF-11.2, SAF-11.3, SAF-11.4	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and cumulative development could result in cumulatively considerable impacts to police protection personnel, services, and facilities.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.18.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
SCHOOL FACILITIES				
Buildout of the City in accordance with the proposed General Plan 2035 could result in adverse physical impacts to facilities within the Murrieta Valley Unified School District, Menifee Unified School District, Perris Unified School District, and Hemet Unified School.	Potentially Significant Impact.	No goals or policies in the proposed General Plan 2035 pertain specifically to school facilities.	SCH-1 Prior to the issuance of certificate of occupancy, individual project applicants shall submit evidence to the City of Murrieta that legally required school impact mitigation fees have been paid per the mitigation established by the applicable school district.	Less Than Significant Impact.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and other cumulative development could result in cumulatively considerable impacts to school facilities.	Potentially Significant Impact.	No goals or policies in the proposed General Plan 2035 pertain specifically to school facilities.	Refer to Mitigation Measure SCH-1. No additional mitigation measures are required.	Less Than Significant Impact.
PARKS AND RECREATIONAL FACILITIES				
Implementation of the proposed General Plan 2035 could result	Potentially Significant	<u>RECREATION AND OPEN SPACE</u>	No mitigation measures beyond the goals and	Significant Unavoidable



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
in impacts to the adequate availability of parkland, recreational facilities, and trails within the City.	Impact.	<u>ELEMENT</u> Goals: ROS-1, ROS-2, ROS-3, ROS-4, ROS-5, ROS-6, ROS-7, ROS-8, ROS-9 Policies: ROS-1.1, ROS-1.2, ROS-1.3, ROS-1.4, ROS-2.1, ROS-2.2, ROS-2.3, ROS-3.1, ROS-3.2, ROS-3.3, ROS-3.4, ROS-3.5, ROS-3.6, ROS-3.7, ROS-4.1, ROS-4.2, ROS-4.3, ROS-4.4, ROS-5.1, ROS-5.2, ROS-5.3, ROS-5.4, ROS-6.1, ROS-6.2, ROS-6.3, ROS-6.4, ROS-6.5, ROS-7.1, ROS-7.2, ROS-7.3, ROS-7.4, ROS-8.1, ROS-8.2, ROS-8.3, ROS-8.4, ROS-9.1, ROS-9.2, ROS-9.3, ROS-9.4, ROS-9.5 <u>CIRCULATION</u> <u>ELEMENT</u> Goal: CIR-8 Policies: CIR-8.11, CIR-8.12	policies identified in the proposed General Plan 2035 are available.	Impact.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and cumulative development could result in cumulatively considerable impacts to parks and recreational facilities.	Potentially Significant Impact.	Refer to goals and policies referenced above in this Section 5.20.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are available.	Significant Unavoidable Impact.



Impacts	Level of Significance Before Mitigation	Goals and Policies in the Proposed General Plan 2035	Mitigation Measures	Level of Significance After Mitigation
SOLID WASTE				
Landfill Capacity				
Implementation of the proposed General Plan 2035 could result in demands on local landfills in exceedance of capacity current capacity constraints.	Less Than Significant Impact.	<u>CONSERVATION ELEMENT</u> Goal: CSV-13 Policies: CSV-13.1, CSV-13.2, CSV-13.3, CSV-13.4, CSV-13.5, CSV-13.6, CSV-13.7	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and other cumulative development could result in cumulatively considerable impacts related to solid waste disposal services and landfill disposal capacity.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.21.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
ELECTRICITY AND NATURAL GAS				
Electricity				
Implementation of the proposed General Plan 2035 could result in increased demand for electricity provided within the City.	Less Than Significant Impact.	<u>INFRASTRUCTURE ELEMENT</u> Goal: INF-1 Policies: INF-1.2, INF-1.5, INF-1.7 <u>CONSERVATION ELEMENT</u> Goal: CSV-12 Policies: CSV-12.1	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Natural Gas				
Implementation of the proposed General Plan 2035 could result in increased demand for natural gas provided within the City.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.22.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.
Cumulative Impacts and Mitigation Measures				
Development associated with implementation of the proposed General Plan 2035 and other cumulative development could result in cumulatively considerable impacts to electrical and/or natural gas services and facilities.	Less Than Significant Impact.	Refer to the goals and policies referenced above in this Section 5.22.	No mitigation measures beyond the goals and policies identified in the proposed General Plan 2035 are required.	Not Applicable.

In 2018, the City issued a request for proposals (RFP) to prepare a focused General Plan Update (GPU) of the City's 2011 General Plan, a CAP Update, and the preparation of the SEIR. In 2019, the City augmented the scope of work to include a focused Zone Change and Zone Code Amendment. The proposed Project in this SEIR includes a



GPU, CAP Update, and Zone Code Amendment. Section 3.0, *Project Description*, describes the proposed Project in further detail.

2.2 Purpose and Legal Authority

The purpose of this document is to evaluate proposed changes associated with the proposed Project to the 2011 General Plan as analyzed in the Certified EIR and to demonstrate that an SEIR is an adequate and complete document under the California Environmental Quality Act (CEQA) and the CEQA Guidelines (14 California Code of Regulations [CCR] Section 1500 et seq.).

CEQA Section 15162 directs that, once an EIR has been certified for a project, no subsequent EIR shall be prepared unless there is a substantial change in the project or the circumstances under which the project was undertaken that would:

1. Create new significant impacts
2. Substantially increase the severity of previously identified significant impacts
3. Add new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified showing (i) new or substantially more severe significant impacts, (ii) mitigation measures or alternatives previously found not to be feasible are, in fact, feasible, or (iii) new mitigation measures or alternatives considerably different from those previously analyzed would substantially reduce one or more significant impacts, but the project proponents decline to adopt them.

As stated in Section 15163 of the CEQA Guidelines, the Lead Agency may choose to prepare a supplemental EIR rather than a subsequent EIR if:

1. Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR
2. Only minor additions or changes would be necessary to make the previous EIR adequately apply

A SEIR need only contain the information necessary to make the previous EIR adequate for the project as revised. When the Lead Agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the SEIR. A finding under Section 15091 must be made for each significant effect shown in the previous EIR as revised in the SEIR.

Pursuant to Section 15163 (a)(2), this SEIR is adequate because only minor additions and changes would be necessary to make the Certified EIR adequately apply to the Project. This SEIR augments the Certified EIR to the extent necessary to address new information and changes to the original project. It also examines mitigation measures



and project alternatives. Preparing an SEIR allows the City to respond to changed circumstances or new information without requiring that the environmental review process begin completely anew.

2.3 SEIR Scope

This SEIR examines changes in the proposed Project, changes in circumstances, and new information that was not evaluated in the Certified EIR. Potential new impacts are determined through the process mandated by CEQA, in which the Certified EIR is used as the baseline for comparative analysis, except in the case of changed circumstances or new information, where existing conditions are used as the baseline.

Section 4.0, *Environmental Analysis*, evaluates those subject areas for which changes in the proposed Project, changes in circumstances, or new information result in potentially greater impacts than those identified in the Certified EIR. Subject areas addressed in this Section include:

- Land Use and Planning
- Transportation
- Air Quality
- Greenhouse Gas Emissions
- Wildfire

Subject areas that were determined to produce no new impacts are discussed in Section 5.0, *Subject Areas Not Discussed in Detail*, and include the following:

- Aesthetics, Light and Glare
- Agricultural Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazardous Materials
- Mineral Resources
- Noise
- Population, Housing, and Employment
- Public Resources
- Recreational Facilities
- Tribal Cultural Resources
- Water Supply
- Wastewater
- Solid Waste
- Electricity and Natural Gas
- Hydrology, Drainage, and Water Quality
- Energy

NOTICE OF PREPARATION



Pursuant to the provision of *CEQA Guidelines* Section 15082, as amended, the City of Murrieta circulated a Notice of Preparation (NOP) to public agencies, special districts and members of the public who had requested such notice for a 30-day period, beginning February 14, 2019 and ending March 22, 2019. The purpose of the NOP was to formally announce that the City is preparing an SEIR for the proposed project, and that as Lead Agency, was soliciting input regarding the scope and content of the environmental information to be included in the SEIR. An Initial Study Checklist was not circulated with the NOP. The NOP is provided in Appendix A.

NOP AND SCOPING RESULTS

The City of Murrieta received NOP comments from the following individuals, groups, and agencies:

- Diversified Pacific Communities
- Endangered Habitats League
- Metropolitan Water District of Southern California
- Native American Heritage Commission
- Riverside County Airport Land Use Commission
- Riverside County Department of Waste Resources
- South Coast Air Quality Management District
- Joshlynn Russell – Resident

The specific environmental concerns outlined below in *Table 2-2, NOP Comments* were raised in the responses to the NOP. The table briefly summarizes the comment(s) and the relevant SEIR section where the topic is addressed. All NOP comment letters are provided in Appendix B.

Table 2.2
NOP Comments

Individual, Group or Agency	Comment	EIR Section ¹	General Plan Update ²
Diversified Pacific Communities	Explain and provide the description of the Innovation use being proposed for Planning Area 1 – and detail the uses allowed within the designation.	Section 3, Project Description Section 4.1 Land Use	X
Endangered Habitats League	Alternatives should include a land use scenario that identifies and increases density in “town centers.” Such locations should have enhanced walkability and transit adaptability compared to the automobile centric pattern of growth that it otherwise prevalent in Murrieta.	Section 3, Project Description Section 4.1 Land Use	
	The update should improve the regional jobs-housing imbalance with more employment-generating uses.	Section 3, Project Description Section 4.1 Land Use Section 4.2, Transportation	
	Analyze how the City’s growth would affect the provision of water and sewer services, change traffic patterns and safety, Police and Fire response times, pedestrian and trail safety, air quality impacts, and the provision of public open space versus private property rights in the Los Alamos Hills area.	Section 3, Project Description Section 4.1 Land Use Section 4.2 Transportation Section 4.3 Air Quality Section 5, Issues Areas Not Discussed	



Individual, Group or Agency	Comment	EIR Section ¹	General Plan Update ²
	Reflecting its participation in the Western Riverside County Multiple Species Habitat Conservation Program (MSHCP) which reconciles biological and economic objectives on a regional basis, MSHCP compliance should - if not already – <i>be incorporated into the General Plan</i> as a mitigation measure for all new development (residential, commercial, industrial, public and private infrastructure). Parenthetically, we note that the residents of Murrieta have been chief beneficiaries of nearby MSHCP financial investments, such as Winchester 700 and Warm Springs Ranch.		X
	A revised CAP should focus on the land use and transportation sectors, with reduction of vehicle miles traveled (VMT) as the primary consideration. The California Air Resources Board (CARB) has definitively identified the State's increasing VMT as the greatest obstacle to meeting its greenhouse gas reduction objectives, yet this sector is under local rather than state control. The town center and jobs-housing approaches described above can help, as could a shuttle bus system. In addition, the City should create a program to "retire" the existing development rights for high-VMT housing units that are already approved and which have a high likelihood of actually being constructed. The "avoided conversion" methodology that CARB has developed for agriculture lands should be adapted by the City for this purpose, so as to create carbon credits on lands slated for VMT retirement. These credits would be purchased as GHG mitigation by other development. Retired VMTs could also originate in the unincorporated area. Lands that would contribute to MSHCP assembly should be prioritized, in order to achieve that important co-benefit.	Section 3, Project Description Section 4.1 Land Use Section 4.2 Transportation	
Metropolitan Water District of Southern California (Metropolitan)	Metropolitan is concerned with potential impacts to their 2 pipelines and right-of-way as a result of the implementation of the General Plan Update (Metropolitan's San Diego Pipeline 1 is an approximately 54-inch inside diameter pipeline, and their San Diego Pipeline 2 is an approximately 60-inch diameter pipeline, both of which traverse the project boundary within the City's Sphere of Influence).	Section 5, Issues Areas Not Discussed	
	In order to avoid potential conflicts with Metropolitan's rights-of-way Metropolitan may require that any design plan for any activity in the area of Metropolitan's pipelines or facilities be submitted to the attention of Metropolitan's Substructures Team to assist the City of Murrieta in preparing plans that are compatible with Metropolitan's facilities and rights-of-way.	Section 5, Issues Areas Not Discussed	
Native American Heritage Commission (NAHC)	The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources.	Section 5, Issues Areas Not Discussed	X
Riverside County Airport Land Use Commission	ALUC staff has determined that the project would impact properties within Compatibility Zones B1, C, D and E of the French Valley Airport Influence Area.	Section 5, Issues Areas Not Discussed	X



Individual, Group or Agency	Comment	EIR Section ¹	General Plan Update ²
	California Public Utilities Code section 21676 requires the local agency to refer any amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within an Airport Land Use Compatibility Plan (ALUCP) to the ALUC. Since the project contemplates amendment of a general plan, the ALUC requests that you submit the above-identified project(s) for its review.	Section 5, Issues Areas Not Discussed	
Riverside County Department of Waste Resources	Build-out of the Project may have the potential to increase the amount of waste that could adversely affect solid waste facilities. To assess waste impacts, the Draft SEIR should include the projected maximum amount of waste generated from build-out of the Project, using appropriate waste generation factors for the proposed General Plan update land uses.	Section 5, Issues Areas Not Discussed	
	Information related to analysis of solid waste impacts.	Section 5, Issues Areas Not Discussed	
	Recommends the consideration of incorporating measures to help reduce the Project's anticipated solid waste impacts and enhance efforts to comply with the State's mandate of 50% solid waste diversion from landscaping.	Section 5, Issues Areas Not Discussed	
	The Draft SEIR should provide a discussion about the need for the Project to comply with all regulatory requirements regarding recycling access in accordance with SB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991/	Section 5, Issues Areas Not Discussed	
South Coast Air Quality Management District	Comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Supplemental Environmental Impact Report (SEIR).	Section 4.2 Transportation Section 4.3, Air Quality Section 4.4 Greenhouse Gas Emissions	
Joshlynn Russell, Murrieta Resident	Inquiry into when public comment period closed for the NOP and how to submit comments.	Notice of Preparation, Attachment A	
¹ = The EIR section in which the analysis is provided. ² = The comment is relevant for the General Plan Update			



2.4 Intended Use of SEIR

The City is the Lead Agency under CEQA for this proposed Project. CEQA Guidelines Section 15367 defines the Lead Agency as “the public agency which has the principal responsibility for carrying out or approving a project.” This SEIR will be used by the City, responsible agencies, and the public, for the purpose of evaluating the environmental effects associated with the proposed Project.

In addition, because the Certified EIR, which this SEIR augments, was a program EIR as defined in CEQA Guidelines Section 15168, this SEIR is intended for use by the City in streamlining environmental documentation for future development projects that could consider tiering from this document, such as development of a permitted use on individual parcels within the City.

2.5 Format of SEIR

Section 1.0, Executive Summary, provides a brief description and summary of the proposed Project’s environmental impacts and mitigation measures and alternatives.

Section 2.0, Introduction and Purpose, summarizes the background of the proposed Project and explains the environmental review process.

Section 3.0, Project Description, provides a detailed description of the proposed Project. This section describes the environmental setting and defines the proposed Project.

Section 4.0, New Environmental Analysis, evaluates the impacts associated with implementation of the proposed Project. This section contains a detailed environmental analysis of the existing conditions, Project impacts, recommended mitigation measures, and unavoidable adverse impacts for a number of environmental topic areas. Mitigation measures that are incorporated into the proposed Project in the form of goals and policies are described and additional mitigation measures, which may be required to mitigate Project impacts, are recommended.

Section 5.0, Subject Areas Not Discussed in Detail, provides a brief statement of why subject areas with no new impacts did not require new environmental analysis in the SEIR.

Section 6.0, Alternatives, describes a reasonable range of alternatives to the proposed Project that could avoid or substantially lessen the significant impact of the proposed Project and still feasibly attain the basic proposed Project objectives.

Section 7.0, Other CEQA Considerations, discusses growth-inducing impacts associated with the proposed project; significant environmental changes that would be involved with the proposed project, should it be implemented.



Section 8.0, Effects Found Not To Be Significant, provides an explanation of potential impacts that have been determined not to be significant.

Section 9.0, Significant Environmental Effects Which Cannot Be Avoided if the Proposed Action is Implemented, describes those impacts that remain significant and unavoidable following mitigation.

Section 10.0, References, lists the report preparation personnel and a list of reference materials.

The following Appendices contain the technical documentation for this SEIR:

Appendix A: Notice of Preparation

Appendix B: Notice of Preparation Comments

Appendix C: Technical Memorandum: Air Quality and Greenhouse Gas Impact Analysis, August 14, 2019

Appendix D: Water Study for the Murrieta General Plan Update and Eastern Municipal Water District Potential Annex Area, June 2019

Appendix E: Traffic Impact Analysis, August 21, 2019

Appendix F: Traffic Impact Analysis: Technical Appendix

Appendix G: Memorandum: Vehicle Miles Travelled (VMT) Analysis, August 16, 2019

Appendix H: Draft Murrieta General Plan 2035

Appendix I: Draft Zone Code Amendment

Appendix J: Draft Climate Action Plan Update